| 047.0 | 0001 | 0007.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 996,800 / 996,800 |
| | | | | | USE VALUE: | 996,800 / 996,800 |
| | | | | | ASSESSED: | 996,800 / 996,800 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 26 | | WEBCOWET RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | BLACHMAN EDWARD M/ETAL |
| Owner 2: | BLACHMAN ESTHA L |
| Owner 3: | |
| Street 1: | 26 WEBCOWET RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains .158 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1929, having primarily Wood Shingle Exterior and 2519 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 6871.000 | 490,800 | 5,100 | 500,900 | 996,800 |
| Total Card | 0.158 | 490,800 | 5,100 | 500,900 | 996,800 |
| Total Parcel | 0.158 | 490,800 | 5,100 | 500,900 | 996,800 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 395.69 /Parcel: 395.69

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 33074

**GIS Ref**

**GIS Ref**

**Insp Date** 11/30/18

!3963!

## PREVIOUS ASSESSMENT

Parcel ID 047.0-0001-0007.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 104 | FV | 490,800 | 5100 | 6,871. | 500,900 | 996,800 | | Year end | 12/23/2021 |
| 2021 | 104 | FV | 469,400 | 5100 | 6,871. | 500,900 | 975,400 | | Year End Roll | 12/10/2020 |
| 2020 | 104 | FV | 469,400 | 5100 | 6,871. | 500,900 | 975,400 | 975,400 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 365,200 | 4900 | 6,871. | 532,200 | 902,300 | 902,300 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 365,200 | 4900 | 6,871. | 388,200 | 758,300 | 758,300 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 343,500 | 4900 | 6,871. | 338,100 | 686,500 | 686,500 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 343,500 | 4900 | 6,871. | 288,000 | 636,400 | 636,400 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 307,700 | 4900 | 6,871. | 281,800 | 594,400 | 594,400 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/29/21 | 23:51:16 |

**LAST REV**

| Date | Time |
|---|---|
| 12/23/19 | 11:13:22 |
| danam | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3963

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| HOLDMAN JAMES E | 24436-103 | | 4/7/1994 | | 280,000 | No | No | Y | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 7/17/2019 | 1088 | Insulate | 2,000 | C | | | | |
| 1/22/2013 | 90 | Manual | 22,120 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/30/2018 | Info At Door | HS | Hanne S |
| 5/16/2013 | Info Fm Prmt | EMK | Ellen K |
| 4/14/2009 | Measured | 197 | PATRIOT |
| 2/29/2000 | Meas/Inspect | 270 | PATRIOT |
| 8/17/1993 | | PC | PHIL C |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 33074 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 6871 | | Sq. Ft. | Site | | 0 | 80. | 0.91 | 1 | | | | | | | | | 500,907 | | | | | | 500,900 | |

| Total AC/HA: | 0.15774 | Total SF/SM: | 6871 | Parcel LUC: | 104 | Two Family | Prime NB Desc | ARLINGTON | Total: | 500,907 | Spl Credit | | Total: | 500,900 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1929 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | 50 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 3 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 180.00 |
| Size Adj.: | 1.11337161 |
| Const Adj.: | 0.99980003 |
| Adj $ / SQ: | 200.367 |
| Other Features: | 136942 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 711352 |
| Depreciation: | 220519 |
| Depreciated Total: | 490833 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 13 | BRs: | 6 | Baths: | 3 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| 1 | 6 | 3 | |
| Totals | | | |
| 2 | 13 | 6 | |

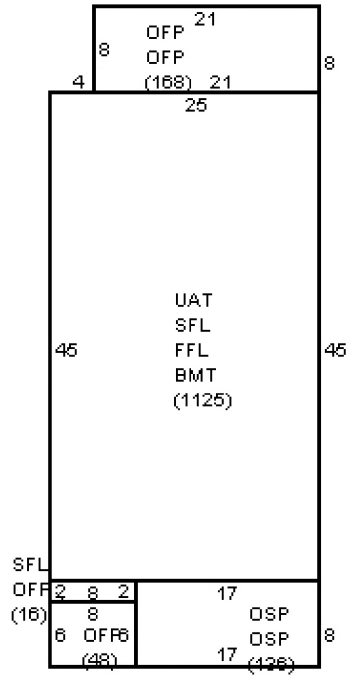
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 200.37 |
| Special Features: | 0 | Val/Su Net: | 112.98 |
| Final Total: | 490800 | Val/Su SzAd | 216.59 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,141 | 200.370 | 228,619 |
| BMT | Basement | 1,125 | 60.110 | 67,624 |
| FFL | First Floor | 1,125 | 200.370 | 225,413 |
| OFP | Open Porch | 400 | 20.620 | 8,248 |
| UAT | Upper Attic | 281 | 134.250 | 37,757 |
| OSP | Screen Porch | 272 | 24.820 | 6,750 |

| Net Sketched Area: | 4,344 | Total: | 574,411 |
|---|---|---|---|

| Size Ad | 2266 | Gross Area | 5188 | FinArea | 2519 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| UAT | 100 | FLA | 90 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 047.0-0001-0007.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 19x20 | A | AV | 1929 | 21.58 | T | 40 | 104 | | | 4,900 | | | 4,900 |
| 19 | Patio | D | Y | 1 | 6X6 | A | AV | 2018 | 6.00 | T | 5 | 104 | | | 200 | | | 200 |

| More: | N | Total Yard Items: | 5,100 | Total Special Featues: | | Total: | 5,100 |
|---|---|---|---|---|---|---|---|